



# **METROPOLITAN PLANNING COMMISSION AGENDA**

**Thursday, January 26, 2012**

**4:00 pm Regular Meeting**

**700 Second Avenue South**

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

## **MISSION STATEMENT**

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Jim McLean, Chair**  
**Hunter Gee, Vice-Chair**

Greg Adkins  
Stewart Clifton  
Judy Cummings  
Derrick Dalton

Jeff Haynes  
Phil Ponder  
Councilmember Phil Claiborne  
Andrée LeQuire, representing Mayor Karl Dean

**Richard C. Bernhardt, FAICP, CNU-A**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

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## Notice to Public

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**Please remember to turn off your cell phones.**

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at [www.nashville.gov/mpc/agendas](http://www.nashville.gov/mpc/agendas) or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

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## Writing to the Commission

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You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

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## Speaking to the Commission

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If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/mpc/pdfs/mpc\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/mpc/docs/meetings/Rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf). Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at [www.nashville.gov/mpc/pdfs/main/rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

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## Legal Notice

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**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Ron Deardoff at (615) 862-6640

# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF JANUARY 12, 2012 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
  - E. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 1a. **2011CP-013-004**  
ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE
- 1b. **2011SP-024-001**  
MEADOWS DOWNS
- 2. **2011CP-013-005**  
ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 4. **2011Z-019TX-001**  
BL2011-48 / CLAIBORNE  
SIGN: DESTRUCTION OF NON-CONFORMING SIGNS
- 14. **2004P-028-001**  
OLD HICKORY COMMONS

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## F. CONSENT AGENDA

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**NOTICE TO THE PUBLIC:** Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

- 3. **2011Z-016TX-001**  
BL2011-30 / JOHNSON  
SIGN: TRI-FACE BILLBOARDS
- 5. **2011SP-028-001**  
BL2011-71 / BAKER  
TOWNS AUTO SALES
- 6. **2008S-048U-05**  
RIVERSIDE DRIVE
- 7. **2011S-102-001**  
KENILWOOD
- 11. **2012Z-002TX-001**  
BL2012-88 / CLAIBORNE  
PRESERVATION PERMIT ECONOMIC HARDSHIP

12. **2006SP-105-002**  
H & M MOTORS
13. **2011Z-025PR-001**  
105 DULING AVENUE
15. **2011NL-002-002**  
209 DANYACREST
16. **MOA between the Nashville Area MPO and the Clarksville Urbanized Area MPO regarding cost-sharing for the regional household travel survey being conducted by Westat (per contract L-2672).**
17. **Employee contract renewal for Anita McCaig.**
18. **New employee contract for Jennifer Muchow Hill.**

## **G. PREVIOUSLY DEFERRED ITEMS**

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

### **Community Plan Amendments**

#### **1a. 2011CP-013-004**

##### **ANTIOCH-PRIEST LAKE COMMUNITY PLAN: 2003 UPDATE**

Map 149, Parcel(s) 026  
Council District 28 (Duane A. Dominy)  
Staff Reviewer: Tifine Capehart

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Residential Low-Medium Density (RLM) to T3 Neighborhood Evolving (NE) and Conservation (CO) for property located at 2158 Una Antioch Pike, requested by Anderson, Delk, Epps and Associates, Inc., applicant, Pamela Meadows, owner. (See also Specific Plan Case # 2011SP-024-001).

**Staff Recommendation: DISAPPROVE**

#### **1b. 2011SP-024-001**

##### **MEADOWS DOWNS**

Map 149, Parcel(s) 026  
Council District 28 (Duane A. Dominy)  
Staff Reviewer: Greg Johnson

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

A request to rezone from R10 to SP-MR zoning property located at 2158 Una Antioch Pike, approximately 1,915 feet south of Murfreesboro Pike (8.9 acres) and within the Floodplain Overlay District, to permit a maximum of 70 dwelling units within an assisted living and/or nursing facility, requested by Anderson, Delk, Epps and Associates Inc., applicant, Pamela Meadows, owner. (See also Community Plan Amendment Case # 2011CP-013-004)

**Staff Recommendation: DISAPPROVE**

#### **2. 2011CP-013-005**

##### **ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT**

Map 162, Parcel(s) 026, 028, 029, 031, 126  
Map 163, Parcel(s) 068-071, 334  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Cynthia Wood

##### **Current Status**

Not on consent

##### **Public Hearing**

Open

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the land use policy from Industrial and Distribution (IN) to Natural Conservation (NCO) and Residential Low-Medium (RLM) for various properties located along Antioch Pike, Blue Hole Road and Hickory Hollow Parkway, requested by the Metro Planning Department, applicant, various property owners.

**Staff Recommendation: WITHDRAW**

## Zoning Text Amendments

### 3. 2011Z-016TX-001

BL2011-30 / JOHNSON  
**SIGN: TRI-FACE BILLBOARDS**  
Staff Reviewer: Brenda Bernards

Current Status  
Consent  
Public Hearing  
Closed

A request to amend Chapter 17.40 of the Metro Zoning Code to prohibit the conversion of nonconforming static billboards to tri- face billboards, requested by Councilmember Karen Johnson, applicant.

**Staff Recommendation: APPROVE**

### 4. 2011Z-019TX-001

BL2011-48 / CLAIBORNE  
**SIGN: DESTRUCTION OF NON-CONFORMING SIGNS**  
Staff Reviewer: Rebecca Ratz

Current Status  
Not on consent  
Public Hearing  
Open

A request to amend Chapter 17.40 of the Metro Zoning Code relative to the destruction of nonconforming signs, requested by Councilmember Phil Claiborne.

**Staff Recommendation: DEFER INDEFINITELY**

## Specific Plans

### 5. 2011SP-028-001

BL2011-71 / BAKER  
**TOWNS AUTO SALES**  
Map 091-13, Parcel(s) 355  
Council District 20 (Buddy Baker)  
Staff Reviewer: Greg Johnson

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from CS to SP-A zoning and for final site plan approval for property located at 5909 Charlotte Pike, approximately 1,235 feet west of Ocoola Avenue (0.75 acres), to permit auto repair, automobile sales (used) and all other uses permitted by the CS District, requested by Hamid Rabiee, applicant, Carl and Denise Guye, owners.

**Staff Recommendation: APPROVE the SP WITH CONDITIONS and disapprove without conditions**

## Subdivision: Concept Plans

### 6. 2008S-048U-05

**RIVERSIDE DRIVE**  
Map 083-11, Parcel(s) 080  
Map 083-15, Parcel(s) 193  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to extend the concept plan approval for one year for an 18-lot subdivision on properties located at Riverside Drive (unnumbered), at the northwest corner of Riverside Drive and Huntleigh Drive (6.41 acres), zoned R10, requested by Riverside Development LLC, owner.

**Staff Recommendation: APPROVE concept plan extension to January 26, 2013**

## **Subdivision: Final Plats**

### **7. 2011S-102-001**

#### **KENILWOOD**

Map 132-07, Parcel(s) 071  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Brian Sexton

#### **Current Status**

Consent

#### **Public Hearing**

Open

A request for final plat approval to create four lots and dedicate easements on property located at 4200 Kenilwood Drive, approximately 1,450 feet north of Sidco Drive, zoned IWD (8.0 acres), requested by Douglas Durr, owner, Cherry Land Surveying, Inc., surveyor.

**Staff Recommendation: APPROVE WITH CONDITIONS**

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## **H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

## **Community Plan Amendments**

### **8. 2012CP-006-001**

#### **CP 6: BELLEVUE: 2011 UPDATE**

Map Parcel(s) VARIOUS  
Council District 22/Weiner; 35/Mitchell; 20/Baker; 23/Evans; 34/Todd  
Staff Reviewer: Anita Mccaig

#### **Current Status**

Not on consent

#### **Public Hearing**

Open

A request to amend the Bellevue Community Plan, updating the land use policies applied in 2003 to 45,040 acres (including parcels and right-of-way) contained in the Bellevue Community, also referred to as Subarea 6, requested by the Metro Planning Department, applicant.

**Staff Recommendation: APPROVE**

#### **Current Status**

Not on consent

#### **Public Hearing**

Open

### **9. 2012CP-000-001**

#### **MAJOR AND COLLECTOR STREET PLAN**

Staff Reviewer: Michael Briggs

A request to amend the adopted Major and Collector Street Plan designations for the Bellevue Community Plan area and other areas as outlined in Davidson County, Metro Planning Department, applicant

**Staff Recommendation: APPROVE Bellevue-related amendments. Defer amendments addressing errors and local streets county-wide to February 23, 2012, Planning Commission meeting.**

### **10a. 2012CP-013-001**

#### **ANTIOCH PRIEST LAKE PLAN AMENDMENT**

Map 148, Parcel(s) 066  
Council District 28 (Duane A. Dominy)  
Staff Reviewer: Tifinie Capehart

#### **Current Status**

Not on consent

#### **Public Hearing**

Open

A request to amend the Antioch-Priest Lake Community Plan: 2003 Update to change the Land Use Policy from Natural Conservation (NCO) and Residential Medium Density (RM) to CO (Conservation) and D-IN (District-Industrial) for property located at Franklin Limestone Road (unnumbered), approximately 1,725 feet east of Antioch Pike (40.18 acres), requested by Clemmons & Associates LLC, applicant, Hickory MC Investments G.P., owner. (See also Specific Plan Case #2012SP-002-001).

**Staff Recommendation: DISAPPROVE**

**10b. 2012SP-002-001**  
**HICKORY MC INVESTMENTS, G.P. PROPERTY**  
Map 148, Parcel(s) 066  
Council District 28 (Duane A. Dominy)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from RM6 to SP-IND zoning property located at Franklin Limestone Road (unnumbered), approximately 1,725 feet east of Antioch Pike (40.18 acres), and within the Floodplain Overlay District, to permit all uses permitted by the IWD zoning district and a heavy industrial use "asphalt plant" (including blasting and crushing of stone for sale/transfer from the site during site preparation for asphalt plant), requested by Clemmons & Associates LLC, applicant, Hickory MC Investments G.P., owner. (See also Community Plan Amendment Case # 2012CP-013-001).

**Staff Recommendation: DISAPPROVE. If the Planning Commission approves the request then staff recommends that it be approved with all staff conditions.**

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## **I. RECOMMENDATIONS TO METRO COUNCIL**

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The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

### **Zoning Text Amendments**

**11. 2012Z-002TX-001**  
BL2012-88 / CLAIBORNE  
**PRESERVATION PERMIT ECONOMIC HARDSHIP**  
Staff Reviewer: Jennifer Regen

Current Status  
Consent  
Public Hearing  
Open

A request to modify the Metro Zoning Code, Section 17.40.420.D to add a new subsection 8 "Determination of Economic Hardship" for historic preservation permits, requested by Councilmember Phil Claiborne.

**Staff Recommendation: APPROVE**

### **Specific Plans**

**12. 2006SP-105-002**  
**H & M MOTORS**  
Map 105-07, Parcel(s) 407  
Council District 17 (Sandra Moore)  
Staff Reviewer: Brian Sexton

Current Status  
Consent  
Public Hearing  
Open

A request to amend the SP District (adopted with Council Bill BL2006-1229) for the previously approved H and M Motors Specific Plan district located at 1525 4<sup>th</sup> Avenue South, at the northwest corner of 4<sup>th</sup> Avenue South and Mallory Street (0.44 acres), to permit Auto Sales New, Auto Sales Used, Auto Service and all uses permitted by the MUL-A zoning district and to remove the condition required by BL2006-1229 for a sidewalk along Mallory Street, requested by Tony and Maryan Sarmadi, owners.

**Staff Recommendation: APPROVE WITH CONDITIONS, including a revised condition number 1 to exclude auto repair as a permitted use.**

### **Zone Changes**

**13. 2011Z-025PR-001**  
**105 DULING AVENUE**  
Map 043-09, Parcel(s) 259  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from the OR20 to MUL district property located at 105 Duling Avenue, approximately 195 feet east of Gallatin Pike (0.19 acres), requested by Franklin D. Conley, owner.

**Staff Recommendation: APPROVE**

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## J. PLANNING COMMISSION ACTIONS

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The Planning Commission will make the final decision on the items below.

### Planned Unit Developments: final site plans

#### 14. 2004P-028-001

##### OLD HICKORY COMMONS

Map 175-02-0-B, Parcel(s) 075-086, 088-101, 119-126, 128-130, 208-215, 903, 905, 908-909  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Greg Johnson

Current Status  
Not on consent  
Public Hearing  
Open

A request to revise the preliminary plan and for final approval for a portion of the Old Hickory Commons Residential Planned Unit Development Overlay District located on various properties along Sprucedale Drive, between Beavercreek Way and Saddlecreek Way (2.11 acres), zoned RM6, to permit 23 single-family lots where 47 multi-family units were previously approved, requested by Anderson, Delk, Epps & Associates Inc., applicant, for Old Hickory Commons LLC, owner. (See also Subdivision Case # 2011S-016-001).

**Staff Recommendation: DEFER to the February 9, 2012, Planning Commission meeting**

### Neighborhood Landmark Overlays: final site plans

#### 15. 2011NL-002-002

##### 209 DANYACREST

Map 085-11, Parcel(s) 005  
Council District 14 (James Bruce Stanley)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

A request for approval of a Neighborhood Landmark Development Plan for property located at 209 Danyacrest Drive, at the northeast corner of Danyacrest Drive and Jenry Drive (2.78 acres), zoned RS15, to permit a general office (marketing and consulting) use within an existing 4,800 square foot structure, requested by Dale & Associates, applicant, Don and Christi McEachern, owners.

**Staff Recommendation: APPROVE WITH CONDITIONS, including conditions added by the applicant January 25, 2012.**

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## K. OTHER BUSINESS

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16. MOA between the Nashville Area MPO and the Clarksville Urbanized Area MPO regarding cost-sharing for the regional household travel survey being conducted by Westat (per contract L-2672).
17. Employee contract renewal for Anita McCaig.
18. New employee contract for Jennifer Muchow Hill.
19. Historic Zoning Commission Report
20. Board of Parks and Recreation Report
21. Executive Committee Report
22. Executive Director Report
23. Legislative Update



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## L. MPC CALENDAR OF UPCOMING MATTERS

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### January 26, 2012

#### MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

### February 2, 2012

#### Community Meeting

11:30am & 4pm, 2015 West End Ave, Cathedral of the Incarnation, Fleming Center

Topic: Public discussion of future development & investment in Midtown

### February 9, 2012

#### MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

### February 23, 2012

#### MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

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## M. ADJOURNMENT

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Consent = Consent Agenda  
Closed = Public Hearing was previously held and closed  
Defer = Applicant requests to defer 1 or 2 meetings

January 26, 2012 Meeting

Defer Indef = Applicant requests to defer indefinitely  
Open = Public hearing is to be held  
Withdraw = Applicant requests to withdraw application